



Everest Home Inspectors

Inspection Report



**19235 Hildale Avenue
Lakeville, Minnesota 55044**

Inspection Date September 2, 2016
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InterNACHI Certified

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Safety Concerns

Electrical

1. GFCI(Exterior: Ground View): Weatherproof cover is damaged

Room Components

2. Exterior door(Laundry Room / Mudroom): Does not open

Items Not Operating

Electrical

3. Outlet(Dining Room): Appears to have no power

HVAC

4. Furnace(Utility Room): Blower is not working

Major Concerns

Building Structure

5. Foundation Wall(Basement): Exhibits hairline vertical cracking

Budget to Replace

Room Components

6. Window(Living Room): Glass pane is cracked

Need Further Evaluation

None

Items to Monitor

Room Components

7. Window(Bedroom - First Floor): Flashing is missing

Maintenance Items

Fireplace and Chimney

8. Fireplace(Outdoor Entertainment Area): Brick firebox is cracked or deteriorated

Plumbing

9. Sink(Partial Bathroom): Constant drip from faucet

Room Components

10. Ceiling(Living Room): Drywall tape at seam or joint has separation

PREVIEW

General Information

- Weather Conditions: Sunny
- Roof Style: Hip
- House Faces: East
- Location Of Attic Entrance: Hallway
- # Of Stories: 1
- Method To Inspect Attic: On ladder
- Sewer System: Public
- Water Source: Public
- Temperature: 70
- Method To Inspect Roof: On ladder
- Occupancy: Occupied
- Foundation Design: Basement
- Ground Conditions: Dry
- Cooling System: Central
- Present During Inspection: Tenant, Buyer
- Heating System: Furnace

PREVIEW

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- The inspection is limited to visible and accessible components and areas only.
- An inspection does not include items not permanently installed.
- This home inspection is being conducted in accordance with the InterNACHI guidelines.
- The client requested an inspection after 7pm, exterior visible is greatly reduced and probability of exterior issues getting missed are increased.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection will not identify concealed or latent defects.

PREVIEW

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
	Poor	Is operating, but has at least one major concern with its operation.
	Not working	Was not working at the time of the inspection.
	Marginal	The item is working, but has at least one concern that is beyond cosmetic.
	Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	Not Inspected	Was not inspected. The reason is typically indicated.

Estimated Repair Costs

\$	<500
\$\$	\$500-\$1000
\$\$\$	\$1000-\$5000
\$\$\$\$	>\$5000

Appliances

Descriptions:

Dryer

- Energy Source: Gas
- Venting Location: Wall

Oven/Range

- Energy Source: Gas

Refrigerator

- Manufacturer Name: Frigidaire
- Model Number: fghs2631pf3
- Serial Number: 4a41818910
- Manual

Disclaimers:

- Dishwasher - No power to the unit

Concerns and Observations:

- ✓ Cook Top
- Dishwasher
- ✓ Dryer
- ✓ Garbage Disposal
- ✓ Microwave Oven
- ✓ Oven/Range
- ✓ Refrigerator
- ✓ Under the counter fridge
- ✓ Washer

Building Exterior

Descriptions:

Gutter

- Material: Aluminum

Concerns and Observations:

- ✓ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Hip

Concerns and Observations:

- ✓ Beam
- ✓ Column / Pier
- ⚠ Foundation Wall

Major Concern

Exhibits hairline vertical cracking

Location	Basement
Impact	The cracking may worsen allowing moisture intrusion
Suggested Action	Monitor for further cracking. If the cracks widen have epoxy injected into the crack by a licensed waterproofing contractor

- ✓ Joist
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Truss

Electrical

Descriptions:

Electrical service

- Rating: 240 Volts
- Location: Exterior: Ground View

Electric service panel

- Panel Type: Circuit breakers
- Wiring Type - Main: Copper
- Location: Basement

Concerns and Observations:

- ✓ CO Alarm
- ✓ Door Bell
- ✓ Electric service panel
- ✓ Electrical service
- ⚠ GFCI

Safety Concern

Weatherproof cover is damaged

Location	Exterior: Ground View
Impact	Without a proper cover, the receptacle is a shock hazard
Suggested Action	Replace the weatherproof cover

- ✓ Kitchen / Bath Exhaust
- ✓ Light Fixture
- ⚠ Outlet

Not Working

Appears to have no power

Location	Dining Room
Suggested Action	Have repaired by a licensed electrical technician

- ✔ Smoke Alarm
- ✔ Switch

Fireplace and Chimney

Descriptions:

Fireplace

- Energy Source: Wood
- Firebox Material: Brick
- Location: Outdoor Entertainment Area

Concerns and Observations:

- ✔ Fireplace

Cosmetic

Brick firebox is cracked or deteriorated

Location	Outdoor Entertainment Area
Impact	If it worsens, The structural integrity of the firebox could be impacted
Suggested Action	Have repaired by a qualified brick mason with a specialty in fireplaces

HVAC

Descriptions:

Air Conditioner

- Location: Utility Room

Furnace

- Location: Utility Room

Air Conditioner

- Location: Exterior: Ground View

Thermostat

- Location: Living Room

Concerns and Observations:

- ✔ Air Conditioner
- ✔ Ductwork
- ⊗ Furnace

Not Working

Blower is not working

Location	Utility Room
Suggested Action	Have serviced by an HVAC technician

- ✔ Humidifier
- ✔ Thermostat

Landscaping and Hardscaping

Descriptions:

Driveway

- Material: Asphalt

Concerns and Observations:

✓ Drainage and Grading

In Working Order

Yard in graded well with positive drainage

Location Exterior: Ground View

- ✓ Driveway
- ✓ Patio and walkway
- ✓ Retaining Wall

Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

Water Heater

- Btu Or Watt Input Rating: 240 w
- Capacity: 50 gal
- Energy Source: Electricity
- Manufacturer Name: AO Smith
- Model Number: ect 52 210
- Serial Number: 1410a041178
- Type: Recovery
- Year Built: 2014
- Location: Utility Room
- Manual

Waste discharge pipe

- Plumbing Waste Piping Material: PVC

Main water valve

- Location: Basement, Utility Room

Concerns and Observations:

- ✓ Floor drain
- ✓ Fuel lines
- ✓ Hose Bibb
- ✓ Main fuel supply
- ✓ Main water valve
- ✓ Shower / Tub
- ✓ Sink

Minor Concern

Constant drip from faucet

Location Partial Bathroom

There are one or more videos for this concern. To view the videos, click [here](#) and login with your email address and password.

- ✓ Stand-alone Shower
- ✓ Sump Pump
- ✓ Toilet

- ✓ Waste discharge pipe
- ✓ Water Heater
- ✓ Water Pipe

Roof

Descriptions:

Attic Ventilation

- Type: Soffit, Roof

Roof Material

- Approximate Age: 0 - 5 years
- Roof Material: Asphalt (Architectural)

Disclaimers:

- Conditions dictate roof inspection done from ladder only

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Plumbing Vent
- ✓ Roof Flashing
- ✓ Roof Material

Room Components

Descriptions:

Overhead Door

- Material: Steel

Window

- Window Glass Type: Double pane

Exterior door

- Materials: Metal

Concerns and Observations:

- ✓ Attic Entry
- ✓ Cabinet
- ⊖ Ceiling

Moderate Concern

Drywall tape at seam or joint has separation

Location	Living Room
Impact	With separation, the wall lacks asthetic appeal
Suggested Action	Remove the drywall tape, reapply new tape and drywall compound. Once repaired, manage the humidity levels in the home such that moisture levels are in the range of 35% to 50%

- ✓ Countertop
- ⚠ Exterior door

Safety Concern

Does not open

Location	Laundry Room / Mudroom
Impact	A faulty exterior door removes a possible exit in case of an emergency
Suggested Action	Repair or replace the door depending on your preference

- ✓ Fire wall
- ✓ Floor
- ✓ Garage door opener
- ✓ Insulation
- ✓ Interior Door
- ✓ Interior Trim
- ✓ Interior service door
- ✓ Overhead Door
- ✓ Register / Return
- ✓ Stair
- ✓ Vanity
- ✓ Wall
- ✓ Window

Observation to Monitor

Flashing is missing

Location	Bedroom - First Floor
Impact	Without flashing, the water is not diverted away from areas where moisture intrusion could occur and possibly cause damage
Suggested Action	Monitoring for evidence of moisture intrusion. Should any occur consult with a siding specialist

Old

Glass pane is cracked

Location	Living Room
Impact	The cracks expose sharp edges and reduce protection from the elements
Suggested Action	Replace the glass